

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROPOSED DISPOSITION OF

457, 508, 522, 556, 572, 574, 654, 671, 673,
675 MASSACHUSETTS AVENUE; 106, 108, 130 WEST

CONCORD STREET; 498, 502 COLUMBUS AVENUE;

89, 91 WORCESTER STREET; 55, 57 RUTLAND STREET, 189 WEST

SPRINGFIELD ST. IN THE SOUTH END URBAN RENEWAL AREA

PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Tenants' Development Corporation is a non-profit corporation desirous of rehabilitating the aforementioned properties in the South End Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tenants' Development Corporation be and is hereby tentatively designated redeveloper of 457, 508, 522, 556, 572, 574, 654, 671, 673, 675 Massachusetts Avenue; 106, 108, 130 West Concord Street; 498, 502 Columbus Avenue; 89, 91 Worcester Street; 55, 57 Rutland Street; 189 West Springfield Street, subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) Evidence of firm financing commitments from banks and other lending institutions; and
- (iii) Final Working Drawings and Specifications.

2. That the disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the disposal transaction in accordance with Section 105(c) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)

The Federal Housing Administration has granted an allocation of funds under Section 236 of the National Housing Act in the amount of \$1,743,000. The Episcopal City Mission has committed funds for "seed money" for the project to supplement any funds received from HUD and to insure that financial requirements prior to initial closing will be met.

The rehabilitation of the 20 buildings will consist of 100 units of housing ranging from studio units at a monthly rental of \$110 to four-bedroom units at a monthly rental of \$196. The sponsor (TDC) and the developer (SEDC) have worked closely with the Authority's staff in developing this unique project which is aimed at rehousing the existing tenancy and at increasing the availability of low-income housing units in the South End.

It is recommended, therefore, that the Tenants Development Corporation be tentatively designated the redeveloper of the above-captioned parcels.

An appropriate Resolution is attached.

Attachment

March 19, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Redeveloper
Disposition of 457, 522, 556, 572 574,
654, 671, 673, 675 Massachusetts Avenue
106, 108, 130 West Concord Street
498, 502 Columbus Avenue
89, 91 Worcester Street
55, 57 Rurland Street
189 West Springfield Street
South End Urban Renewal Area

SUMMARY: This memorandum requests Tentative Designation
of the Tenants Development Corporation as
Redeveloper of the aforementioned properties.

Pursuant to a Board authorization on December 12, 1968, the Authority filed an amendatory budget for the South End Project and began acquiring property which was voluntarily offered for sale to the BRA by absentee owners. It was the objective of this program to dispose of the property to a local tenant organization (SETC), and through the various Federal subsidy programs to rehabilitate these properties for the existing tenancy.

The Tenants Development Corporation evolved from the South End Tenants Council and was organized for the purpose of acting as a non-profit developer of the above-mentioned properties, which, with the exception of 556 Massachusetts Avenue, were acquired from the "Mindick" holdings. These properties are presently managed by the South End Tenants Council in accordance with an agreement entered into between the Authority and the Tenants Council on June 19, 1969.

The members of the Development Corporation which has been approved by FHA are Lawrence Roberson, Carolyn Williams, Mary Langley, Marion Dawson, Ethelbert Griffith, Joseph Walker, Willie Lee Powell, Juanda Drumgold, Ulyssis Shelton, Charles Grigsby and Herman Hemingway.

The United South End Settlements assisted in the organization of the Tenants Development Corporation and will have a continuing relationship through the Board of Directors. The Federal Housing Administration has approved the Tenants Development Corporation as the non-profit sponsor and the South End Community Development, Inc., a subsidiary of United South End Settlements, as the developer.

